



DAFYDD HARDY

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TO LET
AR OSOD

CLWT Y BONT

Ger Yr Afon, Clwt-Y-Bont, Caernarfon, Gwynedd, LL55 3DN

To Let: £950 pcm

EPC Band: D

Council Tax: F



A superbly presented, spacious and highly individual Detached Character Residence located in a private location within Clwt Y Bont, being situated adjacent to the River Caledfrwd and within easy reach of local amenities as well as commuting to both Caernarfon and Bangor. The accommodation is particularly generous in size, ideal as a family home and offers immense character and charm. The property has excellent parking facilities, a detached garage and gardens and with it backing onto open countryside, there are excellent mountain views also. The accommodation briefly comprises: Entrance Hall, Utility Room, Bathroom, Guest Bedroom, Kitchen, Living Room, Lounge, Landing, 3 further Bedrooms and family Bathroom.

- Detached Character Home
- Part Furnished/Unfurnished
- 4 Bedrooms & 2 Bathrooms
- uPVC Double Glazing & Oil Central Heating
- Gardens, Ample Parking & Garage
- £90 Referencing Fee inc VAT
- £75 Completion Fee inc VAT
- Pets Considered. No DSS Or Smokers



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Directions: From Caernarfon, follow the A4086 in the direction of Llanberis. After passing the village of Cwm-y-Glo, turn left onto the A4244 signposted for Bangor. Continue on this road, turning right where signposted for Clwt Y Bont. Follow the road through the 30mph sign and continue up the hill taking the first turning on the right. Proceed over the bridge and bear left at the junction. Follow the road for approximately 400 yards and where the road bends to the left over a further bridge, you'll see the property located on your right, set back from the road.



Property Features

Living Room: 15' 1" x 22' 10" (4.62m x 6.96m max)

Lounge: 12' 7" x 22' 8" (3.85m x 6.92m)

Dining Kitchen: 16' 7" x 22' 7" (5.06m x 6.89m)

Utility Room: 6' 3" x 8' 7" (1.92m x 2.64m)

Bathroom: 6' 9" x 6' 9" (2.08m x 2.08m)

Guest Bedroom: 10' 2" x 13' 6" (3.12m x 4.12m)

Landing

Bedroom 1: 12' 7" x 22' 7" (3.84m x 6.90m max)

Bedroom 2: 11' 6" x 10' 9" (3.53m x 3.30m)

Bedroom 3: 7' 10" x 7' 8" (2.39m x 2.35m)

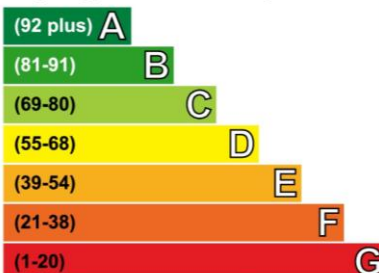
Bathroom: 10' 1" x 10' 9" (3.09m x 3.29m max)

TOTAL APPROX. FLOOR AREA 1925 SQ.FT. (178.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
62	85

